

002.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

680,400 / 680,400

USE VALUE:

680,400 / 680,400

ASSESSED:

680,400 / 680,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
53		FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MOREIRA-SANTOS MARIA C TRUSTEE	
Owner 2: 53 FAIRMONT REALTY TRUST	
Owner 3:	
Street 1: 53 FAIRMONT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MOREIRA EMILIA -	
Owner 2: -	
Street 1: 53 FAIRMONT STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Vinyl Exterior and 1722 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	3838	Sq. Ft.	Site	0	80.	1.39	1									428,112						428,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3838.000	252,300		428,100	680,400		1866
							GIS Ref
							GIS Ref
							Insp Date
							08/04/17

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	1866
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	18:09:36
LAST REV	
Date	Time
08/23/17	11:55:30
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,300	0	3,838.	428,100	680,400		Year end	12/23/2021
2021	101	FV	233,200	0	3,838.	428,100	661,300		Year End Roll	12/10/2020
2020	101	FV	233,100	0	3,838.	428,100	661,200		Year End Roll	12/18/2019
2019	101	FV	209,900	0	3,838.	454,900	664,800		Year End Roll	1/3/2019
2018	101	FV	209,900	0	3,838.	331,800	541,700		Year End Roll	12/20/2017
2017	101	FV	253,200	0	3,838.	289,000	542,200		Year End Roll	1/3/2017
2016	101	FV	253,200	0	3,838.	246,200	499,400		Year End	1/4/2016
2015	101	FV	238,800	0	3,838.	240,800	479,600		Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREIRA EMILIA	54173-56		1/20/2010	Family		1	No	No	
	12991-607		6/1/1976		25,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/4/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
3/22/2000	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

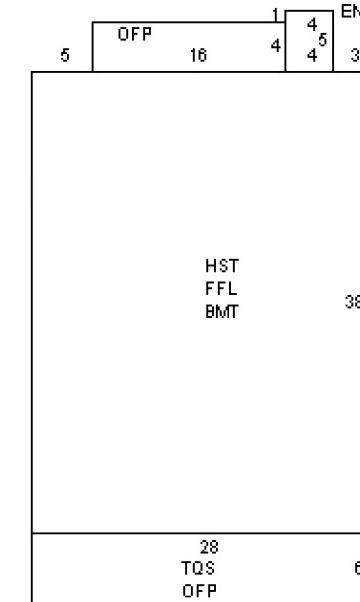
Type:	2 - Bungalow	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

646-3171. OF=SINK IN TQS.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 26.4 %

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.25975609
Const Adj.:	1.00989902
Adj \$ / SQ:	127.223
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342752
Depreciation:	90487
Depreciated Total:	252266

**BATH FEATURES**

A 3QBth:	
1/2 Bath:	
A HBth:	
OthrFix:	1

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8   BRS: 4   Baths: 2   HB	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,064	38.170	40,609					
FFL	First Floor	1,064	127.220	135,365					
HST	Half Story	532	127.220	67,682					
OPF	Open Porch	232	23.850	5,532					
TQS	3/4 Story	126	127.220	16,030					
ENT	ENTRY	20	26.660	533					
Net Sketched Area:				265,751					
Size Ad	1722	Gross Area	3612	FinArea	1722				

**IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

2 Frame Shed D Y 1 10X12 A AV 2010 0.00 T 7.2 101

PARCEL ID 002-0-0004-0008.0

More: N

Total Yard Items: [ ]

Total Special Features: [ ]

Total: [ ]